



# 1031 WALNUT

*FREMONT, CALIFORNIA*

DESIGN REVIEW SUBMITTAL  
JANUARY 15, 2016

CP V WALNUT, LLC



# PROJECT TEAM



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# VICINITY MAP



# PROJECT DATA

### PROJECT ADDRESS:

1031 Walnut Avenue

Fremont, California 94536

### ASSESSOR PARCEL NUMBERS:

Parcels One & Four: 507-400-10-6

### PURPOSE:

Zone Change (Request for Design Review Approval)

### NARRATIVE:

1031 Walnut is an approximately 12.7 net acre site located at 1031 Walnut Avenue in the city of Fremont, California. The site is existing farm land that fronts Walnut Avenue, Guardino Drive and Litchfield Avenue. The plot will be developed into a multifamily project in two separate buildings. The program is anticipated to be approximately 670 dwelling units in Type V wrap configuration within two buildings with two Type I above grade garage structures. The project will also include approximately 25,000 sf of amenity space on the site. A roof deck amenity with pool is anticipated to be located atop the garage structure of the South building. The overall site is anticipated to be permeable and walkable. Linear parks separate the two residential buildings buffer the existing buildings, and contain a variety of active and passive spaces. Building amenities face and open onto the park to further active the space.

### EXISTING ZONING DISTRICT:

PD (P-2004-267) based on R-3-35 Zoning

### EXISTING LAND USE:

Single-Family Residential / Farmland

### PROPOSED ZONING DISTRICT:

PD based on R-3-70 Zoning

### PROPOSED LAND USE:

Multiple Family Residential

### GENERAL PLAN AREAS:

Residential- Urban

(Transit Oriented Development Overlay)

### BUILDING CODE:

2013 California Building Code (CBC)

### TYPES OF CONSTRUCTION:

Type VA Sprinklered, NFPA-13 (Residential)

Type IA Sprinklered, NFPA-13 (Garage)

### OCCUPANCY CLASSIFICATION:

R-2 Residential Units

B Leasing, Mail, Fitness Center, Roof Deck, Lounge, Club Room

S-2 Garage

### LOT AREA:

± 553,626 SF 12.7 AC (NET)

# PROJECT SUMMARY

#### North Building

##### Unit Summary: Net Rentable

Unit Name	Unit	No. of Units	Net S.F.	Deck s.f.	Total Net Rentable	Avg. S.F.	Unit Mix
1BR / 1 BA	A1	23	745	0	17,135		
1BR / 1 BA	A2-A	12	694	0	8,328		
1BR / 1 BA	A3-A	12	698	0	8,376		
1BR / 1 BA	A4	24	780	0	18,720		
1BR / 1 DEN	A5	15	840	0	12,600		36%
1BR / 1 BA	A6	2	1,055	0	2,110		
1BR / 1 BA	A7	3	823	0	2,469		
2BR / 2 BA	B1	65	1,085	0	70,525		
2BR / DEN	B3	6	1,210	0	7,260		45%
2BR / 2 BA	B4	42	1,060	0	44,520		
2BR / DEN	B5	2	1,335	0	2,670		
3BR / 2 BA	C1	42	1,320	0	55,440		20%
3BR / 2 BA	C2	8	1,440	0	11,520		
Subtotal		256			261,673	1,022	100%

#### Minimum Parking Required

Unit Type	Ratio	#	Req'd
1 BR (A)	1.0	91	91
2 BR (B)	1.0	115	115
3 BR (C)	1	50	50
Guest	0.25	256	64
Total			320
	Ratio		1.25
(2% Resident)	HC Stall		6
(5% Guest)	HC Stall		3

#### Maximum Parking Required

Unit Type	Ratio	#	Req'd
1 BR (A)	1.5	91	137
2 BR (B)	1.5	115	173
3 BR (C)	1.5	50	75
Guest	0.25	256	64
Total			448
	Ratio		1.75
(2% Resident)	HC Stall		9
(5% Guest)	HC Stall		3

#### Bicycle Parking Required

Type	Ratio	Req'd
Long Term	Non required	N/A
Short Term	4 + 1 per 10 Units	30
Total		30

#### Bicycle Parking Provided

Type	Ratio	Req'd
Long Term	Non required	N/A
Short Term	4 + 1 per 10 Units	30
Total		30

#### Parking Provided

Unit Type	Ratio	Req'd
Level 1		71
Level 2		64
Level 3		64
Level 4		64
Level 5		68
Level 6		37
Total		448
	Ratio	1.75
(2% Resident)	HC Stall	9
(5% Guest)	HC Stall	3

#### South Building

##### Unit Summary: Net Rentable

Unit Name	Unit	No. of Units	Net S.F.	Deck s.f.	Total Net Rentable	Avg. S.F.	Unit Mix
1BR / 1 BA	A1	79	745	0	58,855		61%
1BR / 1 BA	A2-A	28	694	0	19,432		
1BR / 1 BA	A3-A	40	698	0	27,920		
1BR / 1 BA	A3-B	4	647	0	2,588		
1BR / 1 BA	A4	85	780	0	66,300		
1BR / DEN	A5	16	840	0	13,440		
2BR / 2 BA	B1	131	1,085	0	142,135		39%
2BR / DEN	B3	12	1,210	0	14,520		
3BR / 2 BA	B4	19	1,060	0	20,140		
Subtotal		414			365,330	882	100%

#### Minimum Parking Required

Unit Type	Ratio	#	Req'd
1 BR (A)	1.0	252	252
2 BR (B)	1.0	162	162
Guest	0.25	414	104
Total			518
	Ratio		1.25
(2% Resident)	HC Stall		10
(5% Guest)	HC Stall		5

#### Maximum Parking Required

Unit Type	Ratio	#	Req'd
1 BR (A)	1.5	252	378
2 BR (B)	1.5	162	243
Guest	0.25	414	104
Total			725
	Ratio		1.75
(2% Resident)	HC Stall		14
(5% Guest)	HC Stall		5

#### Bicycle Parking Required

Type	Ratio	Req'd
Long Term	Non required	N/A
Short Term	4 + 1 per 10 Units	45
Total		45

#### Bicycle Parking Provided

Type	Ratio	Req'd
Long Term	Non required	N/A
Short Term	4 + 1 per 10 Units	45
Total		45

#### Parking Provided

Unit Type	Ratio	Req'd
Level 1		141
Level 2		160
Level 3		160
Level 4		160
Level 5		104
Total		725
	Ratio	1.75
(2% Resident)	HC Stall	14
(5% Guest)	HC Stall	5

#### Site Total

##### Unit Summary: Net Rentable

Unit Name	Unit	No. of Units	Net S.F.	Deck s.f.	Total Net Rentable	Avg. S.F.	Unit Mix
1BR / 1 BA	A1	102	745	0	75,990		
1BR / 1 BA	A2-A	40	694	0	27,760		
1BR / 1 BA	A3-A	52	698	0	36,296		
1BR / 1 BA	A3-B	4	647	0	2,588		
1BR / 1 BA	A4	109	780	0	85,020		51%
1BR / DEN	A5	31	840	0	26,040		
1BR / 1 BA	A6	2	1,055	0	2,110		
1BR / 1 BA	A7	3	823	0	2,469		
2BR / 2 BA	B1	196	1,085	0	212,660		
2BR / DEN	B3	18	1,210	0	21,780		41%
2BR / 2 BA	B4	61	1,060	0	64,660		
2BR / DEN	B5	2	1,335	0	2,670		
3BR / 2 BA	C1	42	1,320	0	55,440		7%
3BR / 2 BA	C2	8	1,440	0	11,520		
Subtotal		670			627,003	936	100%

Gross Site	13.7 AC
Net Site	12.7 AC
Density	53 DU/AC (total units/ net site)
Const. Type	Type V / Type I Garage
Roof Amenity	1,085 SF
Leasing	3,120 SF
Amenities	25,000 SF
Gross Resident FAR	1,343,533 SF
FAR	2.4 (+/-)

Note: These numbers are preliminary and are subject to change upon further building refinement.

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